# City of Santa Clara



# PLANNING COMMISSION MEETING AGENDA

Wednesday, January 15, 2014 – 7:00 P.M.
CITY COUNCIL CHAMBERS
1500 Warburton Avenue
Santa Clara, CA 95050

Please refer to the Planning Commission Procedural Items coversheet for information on all procedural matters.

# ITEMS FOR COUNCIL ACTION

The following items from this Planning Commission agenda will be scheduled for Council review following the conclusion of hearings and recommendations by the Planning Commission. Due to timing of notices for Council hearings and the preparation of Council agenda reports, these items will not necessarily be heard on the date the minutes from this meeting are forwarded to the Council. Please contact the Planning Division office for information on the schedule of hearings for these items.

- Item 8.A.: File No. PLN2013-10117, Location: 1277 Lafayette Street/APN: 269-05-062;
   Rezoning from R1-6L (Single Family) to PD (Planned Development) allowing a second dwelling unit; and,
- Item 8.C.: File No. PLN2013-09854, Location: 865 Pomeroy Avenue/APN 290-23-052 Rezone from Moderate Density Multiple Dwelling (R3-25D) to Planned Development (PD) to allow a 20 unit apartment building:
- Item 8.D.: File No.(s) PLN2013-09776 / CEQ2013-01164, Location: 2121 Laurelwood Road, Rezone from Planned Development (PD) to Light Industrial (ML) allowing a self storage and U-Haul facility;
- Item 8.E.: File No. PLN2014-10203, Location: City-wide, Amendment to the Planned Development Zoning Ordinance, Title 18, Chapter 18.54 of the Code of the City of Santa Clara

#### 1. PLEDGE OF ALLEGIANCE and STATEMENT OF VALUES

#### 2. ROLL CALL

#### 3. DISTRIBUTION OF AGENDA AND STAFF REPORTS

Copies of current agendas and staff reports for each of the items on the agenda are available from the Planning Division office on the Friday afternoon preceding the meeting and are available at the Commission meeting at the time of the hearing.

# 4. DECLARATION OF COMMISSION PROCEDURES

# 5. REQUESTS FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

- A. Withdrawals
- B. Continuances without a hearing
- C. Exceptions (requests for agenda items to be taken out of order)

#### 6. ORAL PETITIONS/ ANNOUNCEMENTS AND COMMUNICATIONS

Members of the public may briefly address the Commission on any item not on the agenda.

#### 7. CONSENT CALENDAR

Consent Calendar items may be enacted, approved or adopted, based upon the findings prepared and provided in the written staff report, by one motion unless requested to be removed by anyone for discussion or explanation. If any member of the Planning Commission, staff, the applicant or a member of the public wishes to comment on a Consent Calendar item, or would like the item to be heard on the regular agenda, please notify Planning staff, or request this action at the Planning Commission meeting when the Chair calls for these requests during the Consent Calendar review. Items listed on the Consent Calendar with associated file numbers constitute Public Hearing items.

7.A. Planning Commission Minutes of December 10, 2013

7.B. File No.(s): PLN2013-10095

Location: 3127 Mission College Boulevard, APN: 104-16-112

Applicant/Owner: Tomatina Restaurant/Lakha Properties Santa Clara,

LLC

Request: Amendment of Use Permit to expand sales and

service from a Type 41 ABC License (beer and wine) to Type 47 ABC License (distilled alcoholic beverages), and to increase allowable indoor seating from 97 seats to 116 seats and outdoor seating from 12 seats to 16

seats

CEQA Determination: Categorical Exemption per section 15301, Class 1

**Existing Facilities** 

Project Planner: Jeff Schwilk, AICP, Associate Planner

Staff Recommendation: Approve, subject to conditions

7.C. File No.(s): PLN2013-10131

Location: 3948 Rivermark Plaza, APN 097-08-105

Applicant/Owner: Jarrod Cooper/RMV Holdings, Inc.

Request: Use Permit to allow the service of beer and wine sales

(ABC License Type 41) at a proposed Smashburger restaurant within an existing commercial building

CEQA Determination: Categorical Exemption per section 15301, Class 1

**Existing Facilities** 

Project Planner: Shaun Lacey, AICP, Assistant Planner II

Staff Recommendation: Approve, subject to conditions

#### 8. PUBLIC HEARING ITEMS

8.A. File No.(s): PLN2013-10117

Address/APN: 1277 Lafayette Street/APN: 269-16-063

Applicant/Owner: Salvatore Caruso

Request: Rezone from R1-6L (Single Family) to PD (Planned

Development) zoning to facilitate the construction of a second dwelling unit over a two car garage on a 6,500

square foot lot

CEQA Determination: Categorical Exemption per Section 15301, Class 1,

Existing Facilites and 15303, Class 3

New Construction or Conversion of Small Structures

Project Planner: Payal Bhagat, Assistant Planner II

Staff Recommendation: Recommend City Council Approval, subject to

conditions

8.B. File No.(s): PLN2013-10134

Location: 2919 Mead Avenue, APN 216-28-089

Applicant/Owner: Walter Friedrich / PPF Orchard Industrial

Request: Use Permit to allow indoor play structure facility CEQA Determination: Categorical Exemption per section 15301, Class 1

**Existing Facilities** 

Project Planner: Shaun Lacey, AICP, Assistant Planner II

Staff Recommendation: Approve, subject to conditions

8.C. File No.(s): PLN2013-09864

Location: 865 Pomeroy Avenue, APN 290-23-052

Applicant/Owner: Dennis Chargin / Pomeroy PT, LLC

Request: Rezone from R3-25D (Moderate Density Multiple

Dwelling) to PD (Planned Development) to allow a new 20 unit apartment building to be added to an existing

60 unit apartment complex

CEQA Determination: Categorical Exemption per Section 15332, Class 32

Infill Development

Project Planner: Shaun Lacey, AICP, Assistant Planner II

Staff Recommendation: Recommend City Council Approval, subject to

conditions

8.D. File No.(s): PLN2013-09776 / CEQ2013-01164

Location: 2121 Laurelwood Road/ APN: 104-14-153

Applicant/Owner: Jim Lorimer/ SPI Holdings, Inc.

Request: Rezone from Planned Development (PD) to Light

Industrial (ML); Use Permit to allow conversion and expansion of an existing legal nonconforming

commercial warehouse use to a self storage facility

with outdoor vehicle storage and leasing in conjunction with a reduced minimum on-site parking requirement.

CEQA Determination: Mitigated Negative Declaration

Project Planner: Debby Fernandez, Associate Planner

Staff Recommendation: Recommend Denial to the City Council

8.E. File No.(s): PLN2014-10203

Location: City-Wide

Applicant/Owner: City of Santa Clara

Request: Amendment to the Planned Development Zoning

Ordinance, Title 18, Chapter 18.54 of the Code of the

City of Santa Clara

CEQA Determination: Exempt pursuant to CEQA Guidelines Section

15061(b)(3)

Project Planner: Yen Chen, Associate Planner

Staff Recommendation: Recommend City Council Approval

#### 9. OTHER BUSINESS

#### 9.A. Commission Procedures and Staff Communications

i. Announcements/Other Items

# ii. Report of the Director of Planning and Inspection

City Council Actions

### iii. Commission/Board Liaison and Committee Reports

- Architectural Committee: Commissioners Stattenfield and Chahal
- Station Area Plan: Commissioner Champeny
- General Plan sub-Committee: Commissioners Champeny and Ikezi
- Historic Preservation Ordinance Committee: Commissioner Chahal, Ikezi

# iv. Commission Activities

- Commissioner Travel and Training Reports; Requests to Attend Training
- v. Upcoming agenda items

#### 10. ADJOURNMENT

Adjourn. The next regular Planning Commission meeting will be held on Wednesday, February 12, 2014 at 7:00 p.m.

Prepared by:

Gloria Sciara, AICP

**Development Review Officer** 

Approved by:

Kevin L. Riley

Director of Planning & Inspection

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